

Spencer County Plan Commission
Meeting Minutes
April 26, 2007

The Spencer County Plan Commission held its monthly meeting on Thursday, April 26, 2007. Members in attendance were Bob Cochenour, Al Logsdon, Nathan Helms, Rex Winchell and Steve Winsett. Pete Rapp and Phillip Schmidt arrived at 7:05p.m. Members absent were Jerry Embry and Scott Sublett. Attorney John Wetherill and Administrator Cail were also in attendance.

Chairman Bob Cochenour called the Special Public Hearing to order at 7:00pm. The reading of the March 2007 meeting minutes were approved as presented

Chairman Cochenour stated that the reason for this public meeting was to consider proposed revisions to the Spencer County Comprehensive Plan. Chairman Cochenour ask for any public comments, no response. Chairman Cochenour then ask the Board if they had any comments, no response. Attorney Wetherill reminded the group that the reason for the proposed changes was to update Hwy 231 area because of the road upgrade. He also said that no current zoning would change, this map is a tool for the Board to use for future zoning request. Attorney Wetherill reminded everyone that this was the 2nd public hearing and if approved the next step is to present the plan to the County Commissioners for their review. Rex Winchell made a motion to approve map as presented, Nathan Helms 2nd. Motion Carried. Bob Cochenour, Al Logsdon, Nathan Helms, Rex Winchell, Steve Winsett voted in favor.

Chairman Cochenour adjourned Public Hearing for Comprehensive Plan and opened Plan Commission monthly meeting at 7:05pm. Members present Bob Cochenour, Al Logsdon, Nathan Helms, Rex Winchell, Steve Winsett, Pete Rapp and Phillip Schmidt. Members absent were Jerry Embry and Scott Sublett.

New Business:

Barry & Scott Schaefer petitioned for a Change in the Zoning Maps. Request is made from A to I-2 on 7.13 acres in Harrison Twp., Premises affected are situated on the West side of State Rd 545, a distance of 325 feet North of the intersection of State Rd 545 and CR 1175 E. Proposed Land Use: Manufacture and Assemble Wood Products.

Barry Schaefer from Automotive Routing represented his petition. He addressed the board and said his company would like to move the current Ferdinand operation which employ's approx 20 people to the existing location on 545, they are trying to get everything at one location so the business could operate more efficiently. In order to do that they need more ground to build a 40,000 sq ft building. He also said they currently employ approximately 125 employees. Al Logsdon commented that from the road the business appeared to be well maintained. Rex Winchell ask if the new building was going to be attached to an existing building. Barry said no it would be a free standing building 100 X 400 sq ft. Bob Cochenour ask what the square footage of the existing buildings? Barry said one was approx 32,000 and the other is 37,000.

Approved May 31, 2007

Ronnie Beier and Stephen Beier were questioning the petition. They are adjoining land owners and they are concerned with drainage, contamination to well water, dust from truck traffic and lowering property tax. Mr. Schaefer reassured the board that the drainage issue has and will continue to be addressed. As for the well water they are not spraying enough for IDEM to require a permit. Truck traffic is approximately 4 or 5 trucks a day if road dust becomes an issue that will be addressed. Mr. Schaefer said the new building will be approximately 250 to 300' from the nearest neighbor.

After a lengthy discussion Nathan Helms made the motion to grant the rezoning from A to I2 zone, Rex Winchell 2nd motion carried all in favor.

Old Business:

A discussion was held about a conflict with the ordinance in the definition of "Agriculture" (pg 4) and the 2.13 Confined Feeding Standards (pg 49 Section B). One solution is in the definition to delete: "or feedlot (confined feeding operation)". The board decided to wait until the State General Assembly session adjourns before making any changes to the current ordinance. Al Logsdon made a motion to correct Indiana Code on page 49 under 2.13 from IC 18-10-1 to IC 13-18-10-01, 2nd by Steve Winsett, all in favor.

Motion made to approve meeting minutes from January 25, 2007 by Steve Winsett 2nd by Al Logsdon, all in favor.

Attorney Wetherill advised the board of the State Administrative Code on Swimming Pools. After a brief discussion Nathan Helms made a motion to remove the County fence requirement because it is addressed in the State Code 2nd by Rex Winchell, all in favor.

Administrator Cail advised the board about several derby cars on Allen Lillpop's property. A letter was sent to Lillpops advising them of our ordinances of two or more unlicensed vehicles on property. Lillpop's have cleaned the property up. They are now in compliance.

Cail advised the board of a trailer on Kathy Sweat's property, it is in the flood zone, has septic problems and no permits were ever issued to her. After a brief discussion it was decided to have the Health Department and Building Inspector to check in to the situation.

Al Logsdon made a motion to adjourn the meeting, 2nd by Pete Rapp, all in favor. Meeting adjourned at 9:10pm.

Next meeting May 17, 2007 at 6:00p.m.

tc/ej

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